

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA
LA JOLLA COMMUNITY PLANNING ASSOCIATION**

Revision 2

Monday, May 21st, 2018 @ 4:00 p.m.

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

Meeting Room 1

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair
 - a. Introduction of committee members
 - b. Committee and public sign in – [please return sign in sheet to chair](#)
 2. **Adopt the Agenda**
 3. **Approve *April* Minutes**
 4. **Non-Agenda Public Comment:** 2 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
 5. **Non-Agenda Committee Member Comments**
 6. **4:05pm Chair Comments**
 - a. Chair conducts committee review following Robert’s Rules of Order
 - b. [Note that comments from the public are welcome. However, in order to respect others time, it is requested that members of the public limit their comments and questions to 2 minutes. It is also requested members of the public refrain from repeating the same comments others have already made. Any member of the public planning to make a formal presentation or a discussion longer than 2 minutes will need to schedule time on the agenda with the chair prior to the meeting.](#)
 7. **Project Review:**
 - a. **4:15-4:45pm ALLOS RESIDENCE (FIRST REVIEW)**
 - Project #: 596085
 - Type of Structure: Single Family Residence
 - Location: 8333 Calle Del Cielo
 - Applicant’s Rep: Sarah Horton (619) 231-9905 shorton@golba.com
 - Project Manager: Pancho Mendoza (619) 446-5433 FMendoza@sandiego.gov
 - **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 4,085 sq ft two story over basement garage single family residence and construction of a new 5,958 sq ft two story over basement and basement garage single family residence. The 0.46 acre (19,988 sq ft) site is within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1.
 - Existing structure square footage and FAR: 4,085 square feet or a 00.20 Floor Area Ratio (FAR)
 - Proposed square footage and FAR: 5,958 square feet or a 00.30 Floor Area Ratio (FAR)
 - Existing and proposed setbacks on all sides:

Existing:	Front Yard:	26'-3 1/2"
	Side Yards:	14'-8 1/2" & 20'-8"
	Rear Yard:	83'-1 1/2"
Proposed:	Front Yard:	28'-6"
	Side Yards:	8'-0" & 12'-0"
	Rear Yard:	92'-11"
- Height if greater than 1-story (above ground): 2 stories over basement garage, 26'-6" high (existing height 25'-10")

b. 4:45-5:15pm LOOKOUT LOTS 4 & 5 (Previously presented for info in 2016)

- Project #: 482904
- Type of Structure: Two Detached Single Family Residences
- Location: 7729 Lookout Drive (and adjacent lot)
- Applicant's Rep: Scott Frantz (858) 869-2865 sfrantz@islandarch.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sanidiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the development of two detached, two-story, single family residences totaling 7,132 square feet on two existing vacant parcels at and adjacent to 7729 Lookout Drive. The entire 0.295 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone, within the La Jolla Community Plan area and Council District 1. Note – Lot 2 removed from this project.
- See attached data sheet for additional info

c. 5:15-5:45pm LOOKOUT LOT 2 (Previously presented for info in 2016)

- Project #: 589178
- Type of Structure: Single Family Residence
- Location: 7729 Lookout Drive
- Applicant's Rep: Scott Frantz (858) 869-2865 sfrantz@islandarch.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sanidiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the development of a two-story single family residence totaling 4,070 square feet, located on a vacant lot at 7729 Lookout Drive. The 0.12-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone within the La Jolla Community Plan area and Council District 1. This development is within the Coastal Overlay zone and the application was filed on March 1, 2018.
- See attached data sheet for additional info

5:45-6:00pm LOOKOUT LOT 4&5 and LOT 2 (Comments by Neighbors)

- Project #: 482904 & 589178
- Type of Structure: Single Family Residences
- Location: 7729 Lookout Drive
- Neighbor's Rep: Deborah Rosenthal (714) 608-9424 drosenthal@fyklaw.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sanidiego.gov
- **Project Description:** The speaker is representing a group of neighbors and has requested time to present formal comments on these projects.

Adjourn to next PRC meeting Monday, June 18, 2018 @ 4:00 p.m.

MEETING PROTOCOLS FOR PROJECT REVIEW:

- The meeting will proceed in three parts:
 1. Presentation by the Applicant:
 - a. The applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 2. Public Comment:
 - a. Members of the public may address the Committee about the proposal.
 3. Deliberation by the Committee:
 - a. The members of the Committee discuss the proposal. Note that the members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
- The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.

PROJECT INFORMATION:

Address:

Lot 4 & 5 - Lookout Dr
La Jolla, CA 92037

Zoning:

LJSPD-SF

A.P.N.

Lot 4 - 352-012-19-00
Lot 5 - 352-012-20-00

Lot Size:

Lot 4 - 7,816 SQ FT
Lot 5 - 5,045 SQ FT

Total Countable Towards F.A.R.*

Lot 4 - 3,414 SQ FT / 0.43
Lot 5 - 3,718 SQ FT / 0.74

Rules / Regulation	Allowed	Proposed Home		Status
		Lot 4	Lot 5	
F.A.R.	Not Req. PDO	0.43*	0.74*	Conforms
Height	30'-0"	18'-7"	29'-2"	Complies
SetBack:	Conform with Neighborhood			
Front		8'-10"	6'-0"	Conforms
Side		4'-0" & 9'-0"	4'-0"	Conforms
Rear		6'-7"	4'-8"	Conforms
Lot Coverage	60% max	51.4%	56.7%	Complies
Landscape Ratio	30% min	33.4%	31.9%	Complies

Lot 4	G.F.A.	NON - G.F.A.	TOTAL SF
1 - MAIN LEVEL	3,067 SF	465 SF	3,532 SF
2 - GARAGE	107 SF	559	666 SF
3 - OPEN TERRACES	240 SF	100 SF	340 SF
SUBTOTAL	*3,414 SF	1,124 SF	4,198 SF

Lot 5	G.F.A.	NON - G.F.A.	TOTAL SF
1 - MAIN HOUSE	2,365 SF	0 SF	2,365 SF
2 - LOWER LEVEL	892 SF	1,352 SF	2,244 SF
3 - GARAGE	461 SF	149 SF	610 SF
SUBTOTAL	*3,718 SF	1,502 SF	5,219 SF

*Gross Floor Area per San Diego Municipal Code §113.02.

LOOKOUT LOT 4 & 5

LOOKOUT DR., LA JOLLA, CA
DATE: 05/21/2018



ISLAND ARCHITECTS

PROJECT INFORMATION:

Address:
7729 Lookout Dr
La Jolla, CA 92037

Zoning:
LJSPD-SF

A.P.N.
352-012-17-00

Lot Size:
5,155 SQ FT

Total Countable Towards F.A.R.
4,070 SQ FT / 0.79

	G.F.A.	NON - G.F.A.
1 - MAIN LEVEL	2,282 SF	0
2 - UPPER LEVEL	1,317 SF	0
3 - GARAGE	471 SF	0
SUBTOTAL	*4,070 SF	0

Rules / Regulation	Allowed	Proposed Home	Status
F.A.R.	Not Req. PDO	0.79	Conforms
Height	30'-0"	27'-4"	Complies
SetBack:	Conform with Neighborhood		
Front	"	9'-6"	Conforms
Side	"	4'-0" & 4'-2"	Conforms
Rear	"	4'-0"	Conforms
Lot Coverage	60% max	54.1%	Complies
Landscape Ratio	30% min	34.8%	Complies

*Gross Floor Area per San Diego Municipal Code §113.02.

LOOKOUT LOT 2

7729 LOOKOUT DR., LA JOLLA, CA
DATE: 05/21/2018

